

TOWN OF LODI
PLAN COMMISSION MEETING MINUTES
APRIL 6, 2016

1. Call to order and roll call: Meeting called to order at 5:45 PM by James Bechen in absence of Chairman Krause. Commission members present: Kris Krause (arrived at 5:45), James Bechen, Tom Marx, Bob Robbins, Terry Martindale. Jon Plumer. Absent (excused): Jack Pfister. Also present: Jack & Vicki Hill, Steven Neander.

2. Certified Survey Map (CSM) combining Parcels 11022-50.010 & 11022-50.011 for construction of new home and detached garage; located on Arbor Valley Road, owned by Jack & Vicki Hill: Jack – when I purchased these 2 properties I was not informed that there was this water main easement down the middle common lot line. My original plan was to build the home on the common lot line. But that is not possible with this water main easement. So my plans changed to putting the house on one lot and the garage on the other, with a spur driveway going from the house to the garage. There is a 12/15/16 letter from the Harmony Grove Sanitary District confirming their approval of the plans submitted by the Hill's regarding a connecting drive across the sanitary district's easement. This CSM is to combine the 2 parcels to meet the county requirement that a garage be on the same parcel as the home. Krause – with that letter I have no problem with this. But I remind you of the property owner on Thistledown Dr. who combined 3 parcels into one parcel by just completing a county form. That owner last year came back last year and wanted to divide that one parcel back into the 3 individual parcels again. But the law has changed since then and that smaller size lot isn't allowed in an area that doesn't have sewer/water services. There has been controversy over the years as to whether these kinds of CSM's are required to be reviewed by the Town. Combining parcels also means a decrease in the total assessed value, thus less tax revenue. Jack – the house will be built on what is now Parcel 11022-50.010 and the garage will be built on what is currently Parcel 11022-50.011 (but it will be a new combined parcel with a new parcel number assigned by Columbia County). *Marx/Bechen motion to approve CSM as presented; MC 6-0.*

3. Variance for Parcel 11022-1036 to raze existing garage, rebuild garage with footings, attach to existing home, and build a second floor over that portion; located @ W11060 Bay View Drive, owned by Steven A. & Kathryn A. Neander: Krause – I talked briefly with John Bluemke of CCP&Z earlier this week. Years ago there used to be a 50% rule that required a variance if you increased the value of the buildings on a property > 50%. That is no longer the case. In talking to Bluemke his department is not quite ready with their review of the variance(s) needed for what the Neander's are planning. Note: this house is next door to the Fobes home @ that is built at the maximum overall height allowed of 35' from the lowest exposed level of the home. Krause – before we can take action we need to hear back from the County as to exactly what variance(s) are needed for this. Steve – in my talks with the County I need a variance to the road setback of 60' rather than 63' (Note: the road is 5' off of the actual easement for the road). Krause – I will be interested to see how the County reacts to these plans. If these plans are all done, and if the house would ever be destroyed, it couldn't be rebuilt without going through the entire variance(s) approval again. Note: the plans would not make the home any closer to the road than other homes on this road are, and no closer to the water than other homes on this road and channel are. Krause – I think we'll hear back from the county next week. *Bechen/Plumer motion to table this until our next scheduled PC meeting; MC 6-0.*

4. Minutes of January 27, 2016 meeting: *Marx/Bechen motion to approve minutes as prepared; MC 6-0.*

5. Adjourn: To be determined, next meeting will be continuation of above Neander variance(s) and possibly the Pleasant Valley (Ness) Plat, most likely May 5th or 19th so those items can be on the TB agenda at the end of May.

6. ADJOURN: *Marx/Robbins motion to adjourn at 6:45 PM; MC 6-0.*

April D. Goeske
Clerk-Treasurer